
Report of the Chief Planning Officer

NORTH & EAST PLANS PANEL

Date: 23rd October 2014

Subject: 14/03111/FU & 14/04107/FU - Grain Store and General Store, Sandbeck Lane, Wetherby, Leeds, LS22.

APPLICANT

D Parker and Sons
D Parker and Sons

DATE VALID

02nd June 2014
15th July 2014

TARGET DATE

28th July 2014
15th August 2014

Electoral Wards Affected:

Wetherby

☐ Yes Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

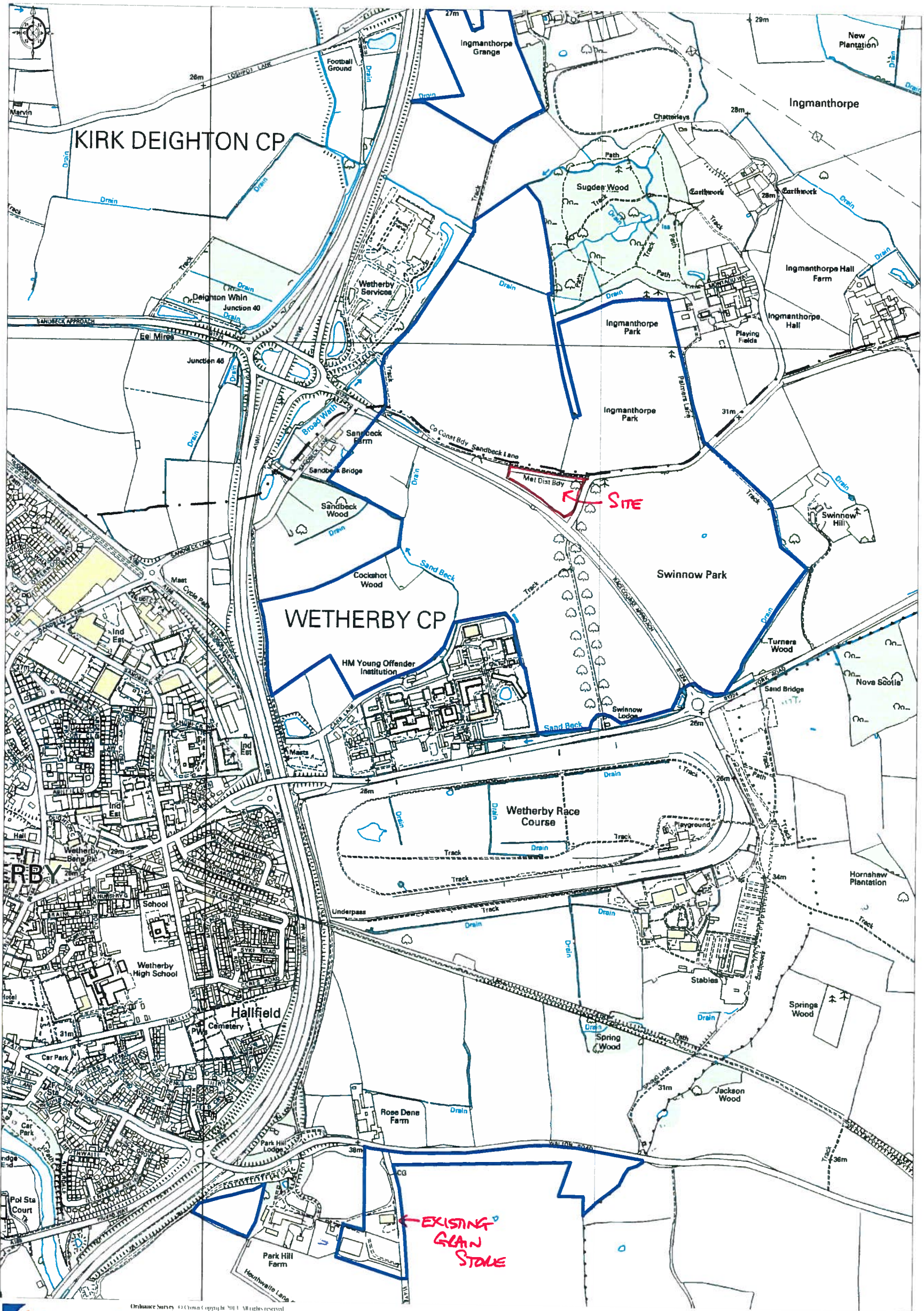
RECOMMENDATION: If Members are minded to refuse planning permission then the following reason for refusal is suggested:

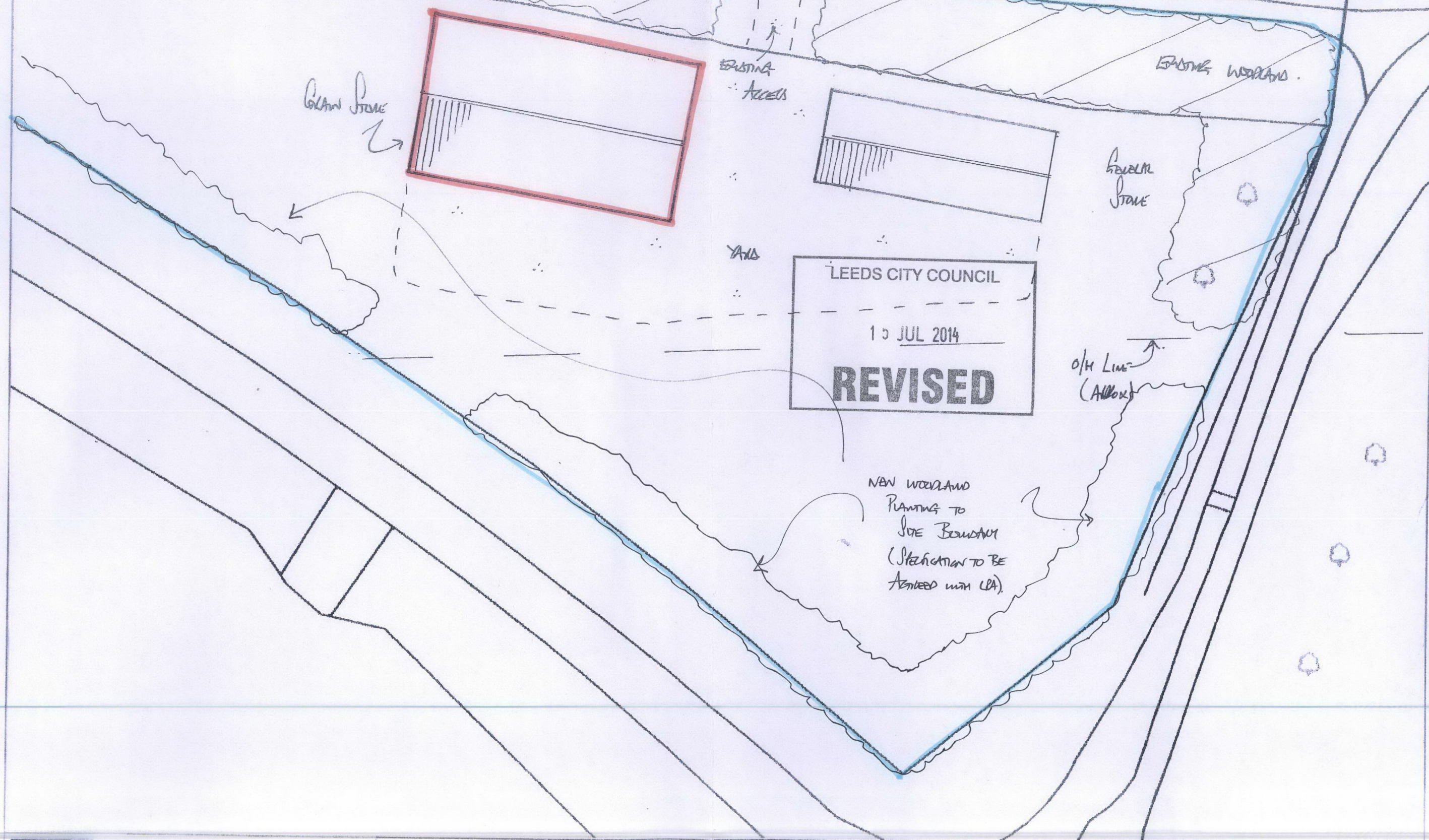
1.0 SUMMARY

- 1.1 These applications were considered at the North & East Plans Panels of 21st August and 25th September 2014. The applications were deferred by Members at the August 21st meeting of Panel, in order to consider any implications for the land (and land to the north in Harrogate) having been advanced by the applicant as a housing site under Strategic Housing Land Availability Assessments, and whether or not similar applications had been submitted in Harrogate Borough Council's area. Deferral was also to enable consultation with Harrogate Borough Council over the applications.
- 1.2 Having obtained the views of Harrogate Borough Council who did not object to the proposals, having received confirmation that no similar such applications have been considered by Harrogate Borough Council, and having received advice on the SHLAA process and implications of it for the development and vice versa, Members resolved at the 25th September 2014 not to accept the officer recommendation that planning permission be granted for both buildings. Members therefore requested that a report be brought back to this Panel meeting with further information.

- 1.3 In debate Members clearly felt that permission should be refused due to the siting of the buildings, combined with their size, because at this location they would be harmful to the visual amenity and the open character of the locality. In debate some members also felt that the history of land and buildings being sold from the unit, and being put to commercial use, undermined the case put by the applicant for approval.
- 1.4 With regard to the history of the unit, and land owned by the applicant, the agent has supplied additional plans and a narrative. They confirm that the extent of land within the applicant's ownership/control includes 200 acres at Swinnow Park, as well as the existing grain store and Marslands Timber Yard, and small parcels of land at Park Hill. A plan showing the land in the ownership of the applicant in the immediate vicinity of the site is attached to this report for Members information.
- 1.5 The applicant's agent confirms that the other buildings/land at Park Hill Farm have not been in agricultural use for over 20 years, were unsuited to modern agricultural practices/standards, and were granted planning permission for commercial re-use in accordance with planning policy, and have been owned by third parties since 1999. They state that Park Hill farmhouse, prior to its sale in 2013, had not been occupied since 2004.
- 1.6 The existing grain store at Park Hill is the subject of a planning condition, effectively restricting its use to the storage of crops taken off the Park Hill land that was sold. It still serves its intended purpose and is not therefore available for the applicants use. The council's Asset Management Rural Surveyor has reviewed the case and addressed a previous meeting, and gave advice that the proposed building was therefore functionally required and commensurate with the functional need to serve the farm unit. Therefore, whilst there is a history of land and buildings being sold off from the unit, and buildings being put to other uses, it is not considered reasonable to refuse planning permission on this basis.
- 1.7 Members are invited to therefore consider the following suggested reason for refusal:

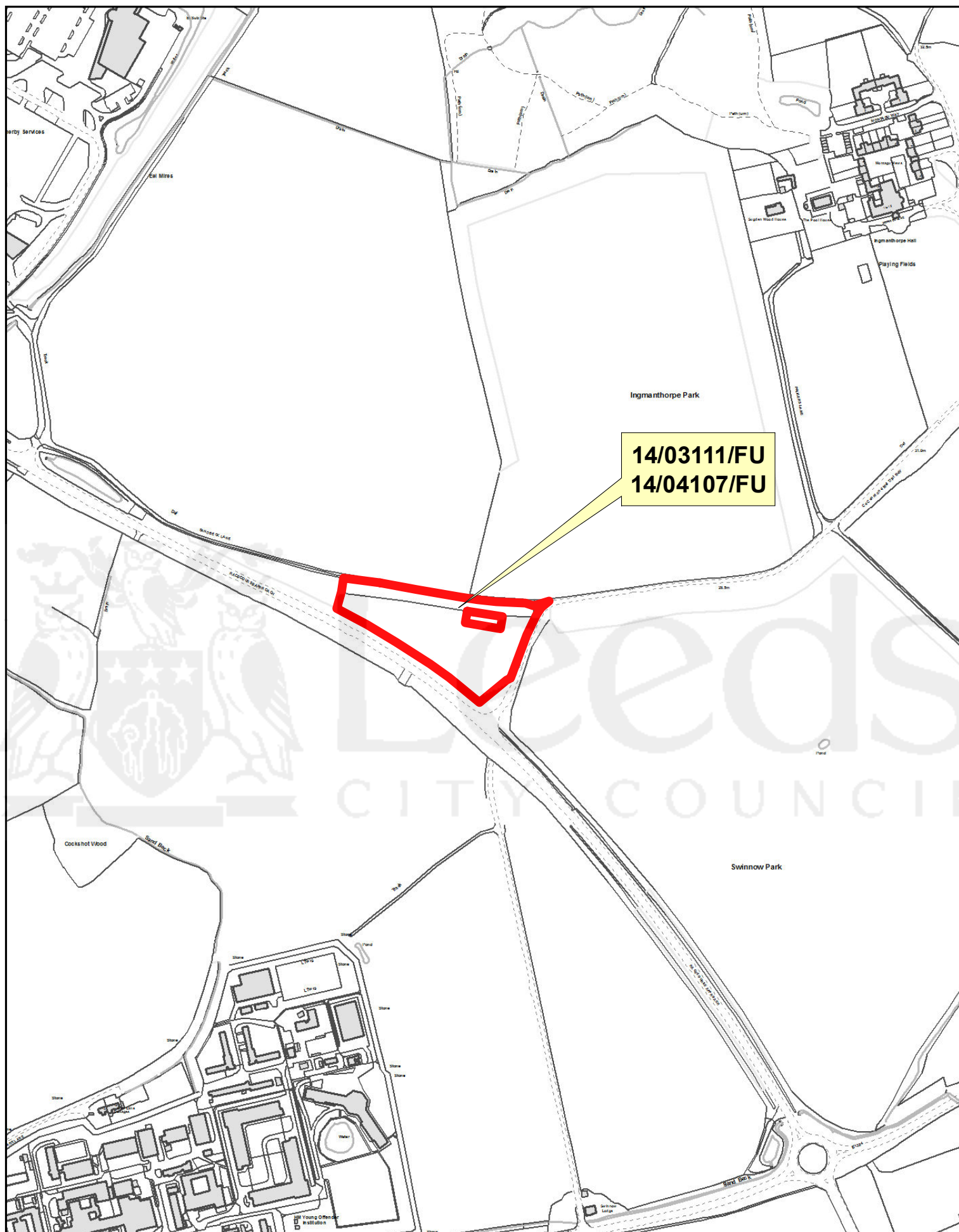
The proposed buildings, by virtue of their scale and bulk and siting on an arterial route into Wetherby, on the approach road to Wetherby Racecourse, can be seen in significant public views of the site, which are currently not characterised by large modern farm structures. In these view the proposed structures would out of keeping with the undeveloped character of the locality, and would thereby be harmful to visual amenity. The application is, therefore, contrary to UDPR policies RL1, GP5 and SP2, and guidance contained within Section 7 of the National Planning Policy Framework.





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| Client: Parkex | | |
| Title: NEW Agricultural Buildings - Inman Park | | |
| Date: 4/14 | Scale: 1/8" = 1'-0" | Dwg. No: 38 |



NORTH AND EAST PLANS PANEL

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SCALE : 1/5000

